

# MEMORANDUM

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| <b>From:</b>                | Catherine Brimble<br>Senior Landscape Officer                                                                                                                                                                       |                |        |
| <b>Service</b>              | WBC Landscape and Trees                                                                                                                                                                                             | <b>App No:</b> | 250947 |
| <b>Address:</b>             | Stowdes Estate, Culham Lane, Remenham, RG10 8NU.                                                                                                                                                                    |                |        |
| <b>Proposal:</b>            | Application for submission of details to comply with the following condition of planning consent 240847 dated 13/09/2024. Condition 3. Visibility Splays. 4. Construction Method Statement. 7. Protection of Trees. |                |        |
| <b>Type of Development:</b> |                                                                                                                                                                                                                     |                |        |
| <b>Site Visit Made:</b>     | Yes/No                                                                                                                                                                                                              |                |        |

## Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☒ Objection due to the reason(s) **stated below**

## Comments On Proposal

### Condition 3 – Visibility Splays

The proposed access that is now being shown with the associated visibility splays is significantly wider at 5.5m, than was approved as part of the original approval (240847) and shown on the Access to Highway drawing (LD-SE-PA1-001 01) which was 3m wide. This is unacceptable as the proposed access is totally overengineered for its proposed use which will have a detrimental impact on the character of this minor country lane. There will also be an additional detrimental effect on the young woodland which the access will pass through and may effect the BNG calculations. I am unable to agree the information submitted to discharge this condition for the reasons given above.

### Condition 4 – Construction Method Statement

A Construction Environmental Management Plan (CEMP) issue P06 and dated 31st March 2025 has been provided to discharge this condition.

Although tree protection is discussed and reference made to the Tree Protection Plans submitted for Condition 7, what is not assessed is the effects of the location of some of the temporary vehicle passing places, the temporary haul road and the contractors parking on adjacent trees, as there appears there will be some conflict between these temporary features and existing trees to be retained. The CEMP will

need to include tree protection in relation to these temporary features. If existing hard surfacing is to be utilised for car parking or the compounds then this should be indicated on the plans at the end of the CEMP.

#### Condition 7 – Protection of Trees

A Consolidated Tree Report (P 080.100 v3a) by Capability Brown (Jonathon Hazell) and dated 9<sup>th</sup> April 2025. I have the following comments to make:

1. This condition requires an Arboricultural Method Statement to be submitted which will need to consider all possible issues that may have an impact on existing trees shown to be retained and information given as to how these issues can be addressed. Although initial tree protection measures were included as part of each application some of which were considered acceptable, we now require proposed development plans for the site as a whole to be provided showing the tree protection fencing in relation to the proposed development. Unfortunately the Fulford-Dobson TPP's did not show the proposed development in full and now we have further information as to the site set up in the CEMP, this additional information will need to be provided.
2. We will need to understand how changes to existing site levels will impact on existing trees. Any level changes will need to be outside the RPA's of the existing trees.
3. The effects of the location of some of the temporary vehicle passing places, the temporary haul road and the contractors parking on existing trees will need to be considered, as there appears there will be some conflict between these temporary features and existing trees to be retained. If there are conflicts, changes will need to be made to the site set up.
4. Full tree protection fencing will need to be indicated for the existing tree belt to the east of the proposed estate building as shown on the Fulford-Dobson drawing.
5. It is not clear if all sections of the maintenance track around the perimeter of the site are existing or not. Clearly if some stretches are proposed then these will need to fully be considered in relation to existing trees and their RPA's.
6. Is ground protection required for any parts of the site, in particular the double avenue of limes where specific tree spade equipment to transplant the trees in temporary locations during the development works may cause some compaction to the RPA's of trees being transplanted.
7. Details of no-dig surfacing is required within the AMS, whether it is provided by the Arb Consultant or Engineer.
8. It is not clear why some of the fencing shown on the TPP's are open ended (i.e. for group T015) as access can be gained into this area where there is no fencing proposed.
9. Is there any planned tree work (pruning or crown lifting) proposed? This will need to be indicated and specified in the AMS.
10. Details of specific site visits and monitoring visits by the Arb Consultant will need to be detailed in the AMS. Any site visit reports (and photos) will need to be provided to Wokingham Borough Council.
11. The TPP's should have a key drawing at a scale which is easier to work out where each drawing is located. This could be achieved if all plans are indicated on the key drawing with the specific plan highlighted.

In summary we require an AMS in accordance with BS 5837:2012 and which will need to show detailed TPP's that also include the proposed development not just the existing site arrangements.

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| <b>Date:</b> | 14 <sup>th</sup> May 2025 | <b>Signed:</b> | C. Brimble |
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